



Hyde Park Dispensary LLC

ERIC JAMES, OWNER

MATTAPAN'S FIRST CANNABIS FACILITY, 100% MINORITY OWNED

Business Concept

- ▶ Hyde Park Dispensary LLC is formed to provide:
 - ▶ Economic diversity in Mattapan's neighborhood
 - ▶ Safe, legal goods to consumers in Mattapan within a secure facility
 - ▶ Employment opportunities for Mattapan residents, including candidates with previous drug convictions
 - ▶ A safe haven for cannabis users in the community
 - ▶ Leadership in the community – leading by example – showing how to start up and run a successful business
 - ▶ Self funded business

The Team

- ▶ **Eric James**, 100% minority owner and experienced business leader, will serve as the President. Has profitably run Boston Ink Body Art Specialist in Mattapan for 3 years. Lifelong resident of Mattapan. Focused on helping the community through employment opportunities, safe environments, and increased business in the area.
- ▶ **Raheem Goode**, CEO, has extensive experience in retail general management. He is a Mattapan resident and has worked with Eric James since 2017, growing a thriving retail business.
- ▶ **Jasmine Fowler**, Operations Manager – experienced retail administrative manager focused on running a safe, secure retail establishment. Resident of Mattapan.
- ▶ During the start up phase of the business, members of Eric James' extended family will provide their expertise in legal, operations, and retail.

Diversity and Inclusion

- ▶ **100% Minority Owned Business**
- ▶ **Committed to promote equity among minorities, women, veterans, persons with disabilities, and immigrant populations, and people of all gender identities and sexual orientations.**

▶ **Plan Goals**

- ▶ Minimum of 75% of the team will be drawn from these demographics.

▶ **Plan Programs**

- ▶ Hire from the Mattapan community
- ▶ Reach out and engage with the strong network we've developed in the last 3 years as business owners
- ▶ Hold job fairs at our other business, encouraging all demographics to participate
- ▶ Offer a living wage to the Mattapan community

▶ **Plan Measurement**

- ▶ Hiring data will be tracked
- ▶ Committed to continuous community outreach for employment and to become a permanent and positive part of the community
- ▶ Yearly reports on demographics and wages will be provided to the Cannabis Control Commission

Employment Plan

Goal of hiring people who are committed to our goals of spiritual exploration, stability, and business growth

- ▶ Plan to employ Boston residents with a focus on Mattapan
- ▶ Year 1 goals: Hire 2 full-time staff and 2 part-time staff
- ▶ At least 75% of our team will be drawn from minorities, women, veterans, persons with disabilities, immigrant populations, and people of all gender identities and sexual orientations
- ▶ Offer higher than minimum wage and attractive benefits package
- ▶ Hyde Park Dispensary LLC will be an equal opportunity employer
- ▶ We will launch a comprehensive recruitment process with a focus on Mattapan residents and those with previous marijuana convictions, partnering with local community organizations

Location - 1589 Blue Hill Avenue, Mattapan, MA 02126

7



AVAILABLE PARKING LOTS/STREET PARKING

- Accessible by public transportation:
- Mattapan Square station is .2 mile away, with access to subway and bus lines
 - Walking distance from public transportation and Mattapan Square
 - Foot traffic will account for at least 50% of the customers
 - Ample parking available directly in front of the storefront, on street, and in nearby parking lots
 - 5 miles from closest licensed retail cannabis establishment
 - Right in downtown Mattapan

Security

- ▶ Hiring licensed delivery company, Sira Naturals, to pick up the product from the vendor and deliver it to our facility
- ▶ Contracting with a security transport company for transfer and delivery of paper currency
- ▶ Security personnel will be on the floor at all times the facility is open
- ▶ Employees and product will be behind ballistic resistant materials at all times
- ▶ Product will be stored in a vault
- ▶ The facility will have 15 security cameras catching every angle inside and outside of the facility. The cameras will be connected to a memory bank to store footage for 30 days, as well as backup cloud storage
- ▶ Strict ID policy to ensure no underage sales – ID will be required at the entrance door and again at the cash register. We will utilize ID scanners for fraud detection.

Community Feedback and Public Support

- ▶ Successful community meeting held on October 20, 2021
- ▶ Eric James reached out personally to many local business owners and received enthusiastic support
- ▶ **23 Letters of support from local business owners** such as: Rapid Financial Services, Golden Krust, Hair Stop, Immigrant Family Services Institute, Mattapan Sq Simply Dental, Brothers Deli, Rainbow, A- Affordable Insurance, SMS inc, TMW Metro by T-Mobile, Sally's Hair Care & Spa, A & P convenience store inc, Dunkins, Comeback Physical Therapy, Porta Classica, Frugal Furniture, Mattapan Family Laundry Mat, Mattapan House of Pizza, Guerrier Insurance, Dane Shulmen Assoc. LLC, Mattapan Sq. Mobil, Santander Bank, and Caribbean Choice & Varieties.
- ▶ Verbal Agreement With Mattapan Community Health Center
- ▶ Received 2 non-opposition letters
- ▶ No oppositions on record

“ We are committed to the Mattapan community and want to provide stability and employment for Mattapan residents ”

Eric James, 100% minority owner of Hyde Park Dispensary LLC